

**MEETING MINUTES**  
**Regular Meeting of Date October 28, 2015**

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**1) Call to Order**

The regular meeting of the Airport Advisory Commission of the City of Hollister was called to order by Chairman Deane Judd on October 28, 2015, at 6:00 p.m. in the City Council Chambers at City Hall, 375 Fifth Street, Hollister, California.

**2) Pledge of Allegiance**

Recited.

**3) Roll Call:** Roll was answered as follows:

**Present:** Chairman Deane Judd, Commissioners Fred Meyer, Steve Huston, Jose Martinez, Gordon Machado, Robert Scattini and Executive Secretary Mike Chambless.

**Absent:** None.

**4) Verification of Agenda Posting**

The Agenda for the Airport Advisory Commission of the City of Hollister Regular meeting of September 23 was posted on the bulletin board at City Hall on October 23 at 10:00am per Government Code Section 54954.2

**5) Consent**

- a) It was moved by Commissioner Machado and seconded by Commissioner Scattini to approve as presented the Minutes of the Regular Airport Advisory Commission meeting of September 23, 2015 and the Minutes of the Special Airport Advisory Commission meeting of October 1, 2015. Motion carried 6-0.

**6) Public Input**

- a) Ruth Erickson noted the recent passing of John Weatherly and the fact that in 1946 he was one of the original members of the Hollister Airmen's Association. Ruth also announced there would be a celebration of John's life on November 14, with more information forthcoming.

**7) Reports****a) Super Bowl update**

Mike Chambless et al. attended a meeting in Napa a couple of weeks ago where we received a great deal of information. As of now, Napa and Livermore are planning on being fully involved exclusively with handling super bowl aircraft. While there are 1200 to 1400 aircraft anticipated to be coming, the three major Bay Area airport expect to have only enough reservations to handle about 100 each; Reid-Hillview is shut out by SJC; Moffitt is handling only police aircraft, San Carlos expects just a few, and the bulk of the remainder will be handled by Monterey, Salinas, Watsonville, and Hollister. We will be attending a meeting a week from now where ATC management will be discussed. We've talked with the NFL representative for aviation and explained that Hollister can handle between 50 and 75 jets.

Mike also played what he is calling our Super Bowl Ad which will be available for viewing at our booth at the NBAA conference (see below). We'll also be emailing it to NBAA attendees ahead of the Conference.

b) New Position

The job description is complete, and the next steps are up to the City's HR personnel. Mike expects advertising to take place within the next couple of weeks.

c) Homeless Shelter/Airpark Business Center

The County Board of Supervisors (BOS) decided two weeks ago to designate property located at the corner of Aerostar and Flynn Road as the future home of a homeless shelter. This location is immediately adjacent to the Airport Business Center, and its developer, Ken Lindsay, has sent a letter to the City Manager expressing his disappointment with this site selection and its negative impact on the future of the Business Park.

Kristina Chavez Wyatt spoke on this topic by reading a letter to be presented to the BOS at their next meeting. The letter is signed by many local business owners and managers and citizens and expresses their belief that there are other locations that would better serve the needs of the homeless population, and it requests removal of the Flynn/Aerostar location from consideration. Ms. Wyatt requested that the Commission join with the other signatories in their plea.

Mike Chambless noted that the proposed site is in zone 6 of the Comprehensive Land Use Plan and that zone is the least restrictive of zones.

Commissioner Scattini described some of the political background that has led up to the present situation and he noted that the Mayor is an enthusiastic supporter of doing something for the homeless. However, Commissioner Scattini expressed opposition to locating the homeless at the airport location.

Ruth Erikson spoke to mention that in times past there have been presentations made to the Airport Land Use Commission by other organizations including the Hollister Airmen's Association and the local EAA chapter.

Ken Lindsay spoke and made several points.

- The commission should care a lot about this issue, since a major portion of the airport is still to be developed on the south side which is near the proposed homeless site. Driving past a homeless shelter will negatively impact the likelihood of development.
- As a developer, Ken views this issue as having a negative impact on his ability to develop the adjacent land that he owns and he cited two recent opportunities that have already been discouraged by this issue.
- The business park development has been delayed by the sewer moratorium in years past, followed by the "great recession" of the last few years; finally things have been looking up, and now this proposed homeless shelter has put a new damper on airport development.
- The county owns this parcel as a result of negotiations with Ken from 25 years ago when the jail was located nearby on what ultimately was 23 acres. The expectation was that the remaining land would be used for things such as the county courthouse, sheriff's offices, fire house and the like, all of which would be viewed favorably by prospective nearby tenants.
- The county could easily create parcels within its owned land and sell or trade them for a parcel elsewhere that would be more suitable for the homeless shelter.

Commissioner Huston commented that as a local business owner he would not want to expand next to a homeless shelter. He too expressed doubt that the airport could develop the needed new businesses with a homeless shelter located nearby, and he felt the Commission should take a stand against its proposed location.

Commissioner Martinez felt that the proposed location would not have necessary homeless support facilities available at that location.

As the commissioners were all in agreement in opposing the suggested site, Commissioner Machado suggested we should try to have the topic on the agenda of a City Council meeting and make a presentation at that time.

Mike Chambless noted that the next council meeting at which the commission could present is November 16, although he and others would be at the NBAA conference that week. He recommended that the individual Commissioners contact their council person and express their opinion; he also agreed to do the necessary paperwork to put the commission on the council agenda under the Reports section.

After further discussion, Commissioner Machado moved that a subcommittee consisting of Commissioners Machado and Judd put together a presentation for the City Council's November 16 meeting expressing the Commission's opposition to the proposed homeless shelter location near the airport. Commissioner Huston seconded the motion which was carried 6-0.

## **8) Old Business**

### **a) Business Plan**

Nothing to report.

### **b) AIP #17 – Runway**

The \$5M+ grant has been received. We are expecting to get the contract awarded soon to Granite Rock and plan to get ready to start the work in February when the full runway will no longer be needed and we can then start closing parts of 31.

### **c) NBAA 2015**

The conference begins the week of November 16. Airport staff has done a huge amount of work to prepare for our participation. Our goal is to make our airport known to the business world with the aim of attracting businesses to Hollister. Money budgeted included the making of three video advertisements which will be used at NBAA. Mike presented one of the videos to the Commission.

Mike also signed an agreement today initiating our electronic targeted marketing program where a Hollister Airport advertisement will appear on selected websites when accessed from within a predetermined geographical area. Our geographical areas are selected around various football stadiums.

Later in the meeting Mike asked this item to be reopened as he had recalled the web address for our NBAA/SB50 advertisement to be [hollisterairport.org](http://hollisterairport.org). He noted that Michael Grzan had done a superb job creating the web site, and the site was brought up and displayed for all to see. [Ed. note: placed here in the minutes for clarity.]

### **d) Airshow**

At a recent special commission meeting, the Commission recommended we reconsider how the airshow works. Mike has contacted the Hollister Downtown Association and is in discussions about the possibility of them assisting with the event and possibly switching dates.

Mike also found that Watsonville's recent fly-in cost their airport \$60,000, and Livermore's recent airshow cost their budget \$30,000. Mike will continue to pursue other avenues for Hollister.

## **9) New Business**

### **a) New Commissioner Recommendation for Appointment**

The commission received three applicants for the 'County' seat formerly held by Doug Jackson. Those applicants were Eric Martin, Margaret Watt, and Margaret Sunzeri.

After lengthy discussion about the residences of the applicants, it was agreed that the Commission should first consider those who do not live within the City of Hollister (but do reside in San Benito County). Since Eric Martin lives within the City, the Commission focused on Margaret Watt and Margaret Sunzeri. It was also noted that the Commission was only determining which candidate should be recommended to the Mayor, as it is up to the Mayor to either accept or reject the Commission's recommendation.

After further discussion, a motion was made to propose Margaret Watt for the seat. A roll call vote resulted in Commissioners Scattini, Meyer, and Huston voting yea, and Commissioners Machado, Judd, and Martinez voting nay, or 3-3. Without a majority, the Commission moved to propose Margaret Sunzeri for the seat. A roll call vote resulted in Commissioners Meyer, Machado, Judd, and Martinez voting aye, and Commissioners Scattini and Huston voting nay, or 4-2 voting for Margaret Sunzeri. As this was a majority, Margaret Sunzeri became the Commission choice to be forwarded to the Mayor of Hollister for consideration.

### **b) Cal Fire Base Project**

Mike noted that the airport has had about 10 acres in the southwest quadrant tied up waiting for the state to get the funds to build a new base there. Neither Sam Farr (our Federal representative) nor our two State legislators have been able to persuade the State to provide Cal Fire with the funds to build the base. He then noted that the Hollister Cal Fire base supports a much larger area, and that larger area has 26 state representatives. Mike will be contacting these representatives to urge them to help get the new air base funded.

Mike also reported that at a recent meeting with the FAA, they suggested that our next grant project could be the taxiway and run up area on the south west side of 31. Design would cost ~300,000 and construction would cost ~\$3,000,000, and the FAA indicated they might look favorably on this. When built, this will eliminate the many active runway (31) crossings from the west side and will enhance safety.

### **c) Resolutions**

Mike presented three airport related resolutions to be presented to the City Council on November 2:

- i) Award contract for Runway 13-31 reconstruction project to Granite Rock (mentioned earlier)
- ii) Permission for family to spread John Weatherly's ashes at the airport - Commissioner Scattini moved and Commissioner Huston seconded a motion to support the family's request. Passed 6-0.
- iii) Airport Improvement Program Matching Funds  
since we are waiting until after the Super Bowl to start the runway reconstruction project, Mike is applying for the state matching funds in the amount of \$323,000.

Commissioner Machado moved and Commissioner Martinez seconded a motion for the Commission to support this resolution. Motion carried 6-0.

**10) Items for Next Agenda**

1. Airshow
2. Super Bowl Update
3. New Position
4. Homeless Shelter
5. AIP 17 and 18
6. NBAA 2016
7. Resolutions

**11) Next Meeting Date:** December 16, 2015

**12) Adjournment**

There being no further business to come before the Airport Advisory Commission, Commissioner Machado moved the meeting be adjourned. The motion was seconded by Commissioner Huston. The motion passed 6-0 and the meeting was adjourned at 7:39 p.m.

Respectfully Submitted,

Mike Chambless, Executive Secretary  
Airport Advisory Commission